

FIRST_COLUMBIA_SITE_PLAN_(07-201)

MR. ARGENIO: Now we're going to, that's been disposed of, I'd like to review the site plan and this is the first time we're seeing this, I've got a couple things I'm going to hit on then maybe you guys have a couple things. I want to read this to you, Chris, Pl of Mark's comments, normally I recommend against lighting poles, free-standing within paved parking areas, I suggest the applicant attempt a different layout to avoid this conflict. I couldn't agree more, especially with the amount of space that you have there. What I don't want is a 1980's Wal-Mart or Wal-Mart-like light pole base sticking out of parking lot painted yellow with a light on top.

MR. MINUTA: That I just backed into last week.

MR. ARGENIO: So that I think that's important just because we're up in the Hudson Valley Plaza or the New York International Plaza, I don't see any reason we should take the aesthetics of this project any less serious than we would any other project. Did you do a landscaping plan, Chris?

MR. BETTE: We do have one, it's part of the set.

MR. ARGENIO: I have not looked at it but we're going to look at that tonight, I mean I think you should have some nice landscaping.

MR. BETTE: Yeah, we have.

MR. ARGENIO: The ENAP building in the front where what's the name of Costa's, Tony Costa's?

MR. BETTE: Tony's a banker, isn't he?

MR. ARGENIO: Isn't he on the board of the medical facility?

MR. BETTE: Yeah, the medical building, the medical building landscaping is mature, that building's been up for three or four years.

MR. ARGENIO: The park is nice in the front.

MR. BETTE: We need to enhance the second building that we just built, we have, you know, the deer population has caused us a lot of grief.

MR. ARGENIO: Welcome to the west end of the Town.

MR. BETTE: We tried to pick the ones that they won't eat but they seem to eat anything so we're in the process of enhancing what we have done at 555 and we're going to carry that same approach through this building.

MR. ARGENIO: That would be good.

MR. BETTE: They do need something there.

MR. ARGENIO: Read two other comments, the dumpster location would appear to jeopardize adjoining cars since it's not isolated from parking spaces nor provided with appropriate barriers, consider relocation. Next comment is the applicant may wish to consider rearrangement of the northerly side handicapped parking spaces such that all the signs can be placed out of the concrete walk area. He's right, sometimes we allow them to be placed on the buildings. Mark, is there a distance that the curb has to be from the building for us to allow them to put it on the building or is it, is there not a code for that or is there a code for that?

MR. EDSALL: Well, I don't, normally they're only on the building when it's fairly close, otherwise, they're pretty much not associated with the space here it just

comes down to a matter of setting it up so that the spaces don't line up with the walkway going into the front of the building cause then you end up with a post in the middle of sidewalk so they could very easily just move things around and eliminate the problem.

MR. BETTE: Are we showing the signs behind the sidewalk?

MR. EDSALL: You're showing it behind the curb, look at the 12 spaces to the west, you ended up putting them in the sidewalk which means when the first time a car pulls in and goes over the curb unless you put a wheel stop now we're back to the old thing it's an easily solved problem.

MR. BETTE: We'll have to look at that but there's probably some grade issues.

MR. ARGENIO: We're certainly going to see this quite a few times, you guys have anything? I mean, is there anything jumping out at anybody? I didn't look at the landscape plan, Chris, but I think we'll be looking for something around the pond, some kind of screening so we don't have an open hole in the middle of the site.

MR. BETTE: And I don't have that plan up here, you want to--

MR. MINUTA: Similar to what the other projects really does help, I don't need a visual of rendering image of what your shrubs look like, but if we can have a photograph of what the shrubs look like or trees really to understand its height and its density.

MR. ARGENIO: I said this earlier tonight but those folks up on Union Avenue I don't know what program they did but they did a post-development image that was unbelievable and had like little birds flying in the blue sky, I don't know what the heck it was. Mark, I

mean, how far we going to go with this? He's got a lot to do.

MR. EDSALL: You could, I don't know that you have, you considered specifically the public hearing for this application.

MR. ARGENIO: I'm looking at that too and this falls under the same criteria as the other one.

MR. EDSALL: I would think.

MR. ARGENIO: You guys agree with that? Joe?

MR. MINUTA: I agree.

MR. BROWN: I agree.

MR. GALLAGHER: I agree.

MR. ARGENIO: Dominic, you're authorized to prepare the, do you have that, that the three of them agree to prepare that motion to waive that public hearing.

MR. CORDISCO: You don't need a written resolution to waive the public hearing.

MR. ARGENIO: I'll accept a motion that we waive the public hearing.

MR. GALLAGHER: So moved.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for site plan for the 60,000 square foot building First Columbia New York International Plaza. No further discussion, roll call.

ROLL CALL

MR. GALLAGHER AYE
MR. BROWN AYE
MR. MINUTA AYE
MR. ARGENIO AYE

MR. EDSALL: Now, in answer to your question you have basically addressed the public hearing issue, we have authorized consistency resolution which I will work with Chris and Dom on, there are some comments that I have already gone over with the fire inspector, Barney and I are going to meet with Chris to resolve those.

MR. ARGENIO: You know what my main thing is, Mark, I really want to take time to go to Town Hall and sit with these in front of me and look at them a little bit, I'm certainly not going to give them what they need in ten minutes here, that's what I want to do.

MR. EDSALL: I don't see on my end I've gone through a lot of it already, I will proceed with a complete review and come back.

MR. ARGENIO: I think you should, conceptually it works, I know the lot as you know, Chris, it's high, it's low, I think the location of it makes sense, we're looking for something esthetically pleasing, you did a nice job on the medical building in front, I don't know, that's it. Anybody have anything else? Is that it?

MR. BETTE: That's it.

MR. ARGENIO: Chris, thank you.

MR. BETTE: Do we need County approval for this?

MR. EDSALL: This is beyond the 500 foot, roughly 1,000 so you're okay, you don't need anybody else as far as I

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know.